

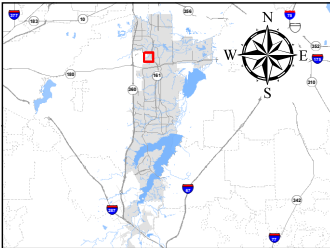


-  Location
-  City Limits
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



SURVEY PLAT

Exhibit A - Boundary Description
Page 2 of 2

LEGAL DESCRIPTION

Being all that certain lot, tract, or parcel of land located in the P. H. Ford Survey, Abstract No. 544, Tarrant County, Texas, and being in the P. H. Ford Survey, Abstract No. 1713, Dallas County, Texas, also being the same tract of land described in deed to Preston National Bank, recorded in Instrument No. 20080352737, Official Public Records, Dallas County, Texas, and also recorded in Document No. D208416389, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of Tarrant Road, a 100' right-of-way, at the Northeast corner of Houseman / NCS Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-192, Page 43, Map Records, Tarrant County, Texas, said point being North 89° 25' 10" East, a distance of 612.40' from a 1/2" iron rod found at the intersection of the said South line of Tarrant Road with the East line of Duncan-Perry Road, a variable width right-of-way;

Thence North 89° 25' 10" East, a distance of 184.80' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of Prairie Estates Villas, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 98220, Page 83, Map Records, Dallas County, Texas;

Thence South 00° 49' 11" East, a distance of 1026.45' to a 3/8" iron rod found at the most Northerly Southwest corner of said Prairie Estates Villas Addition;

Thence South 89° 55' 10" West, a distance of 786.77' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said East line of Duncan-Perry Road;

Thence Northwesterly, along said East line the following three (3) courses and distances:

1) North 00° 17' 59" West, a distance of 31.93' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left having a central angle of 2° 34' 53", a radius of 5530.00', and a chord bearing and distance of North 01° 35' 28" West, 249.13';

2) North Northerly along said curve to the left, an arc distance of 249.15' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

3) North 02° 52' 52" West, a distance of 103.47' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of said Houseman / NCS Addition;

Thence along the South, Southeast, and East line of said Houseman / NCS Addition the following three courses and distances:

1) South 89° 52' 37" East, a distance of 9.53' to a 3/8" iron rod found for corner;

2) North 44° 30' 30" East, a distance of 841.95' to a point on top of a Sanitary Sewer Man hole;

3) North 00° 14' 29" West, a distance of 40.85' to the PLACE OF BEGINNING and containing 601,260 square feet or 13.803 acres of land.

SCHEDULE "B" NOTES

- 10) Airport Zoning Ordinance No. 71-100, Vol. 82173, Pg. 178, R.P.R.D.C.T. and Vol. 7349, Pg. 1106, R.P.R.T.C.T. (Subject to - Shown in nature)
- 10) 20' Easement and right-of-way, Vol. 71177, Pg. 3088, D.R.D.C.T. and Vol. 5132, Pg. 59, R.P.R.T.C.T. (Subject to - Shown on survey)
- 10) 10' P.L. Easement, Vol. 1001, Pg. 502, R.P.R.T.C.T. (To the East of my knowledge and belief the following easement does not physically affect the property)
- 10) 15' Utility easement, Vol. 98120, Pg. 7638, R.P.R.D.C.T. (Subject to - Shown on survey)
- 10) Sanitary Sewer Easement, Vol. 7592, Pg. 1946, R.P.R.D.C.T. (Does not affect)
- 10) Easement to The City of Grand Prairie, Instrument No. 201800042400, O.P.R.D.C.T. and Instrument No. 201800141200, O.P.R.D.C.T. (Subject to - Shown on survey)
- 10) Easement to The City of Grand Prairie, Instrument No. 201800042400, O.P.R.D.C.T. and Instrument No. 201800141200, O.P.R.D.C.T. (Subject to - Shown on survey)

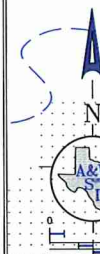
SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Scott Paul, Preston National Bank, Access Bank, Title Resources Company, and First National Title Insurance Company, all in connection with G. F. NO. 187077, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48439C D245K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 09-25-09. The property shown hereon is located in Zone "X", Zone "X-500" and Zone "A-E". This information is protected from F.I.R.M.

John S. Turner
JOHN S. TURNER
RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.



GRAPHIC SCALE
1 INCH = 60 FEET
BASIS OF BEARINGS ARE PER SUBJECT DEED
INST. NO. 20080352737, O.P.R.D.C.T.

20' EASEMENT AND
RIGHT-OF-WAY, VOL. 5132,
PG. 59, D.R.D.C.T.

20' SANITARY SEWER EASEMENT,
10' EITHER SIDE VOL. 388-192, PG. 43,
P.R.T.C.T.

20' BUILDING LINE
VOL. 388-192, PG. 43,
D.R.D.C.T.

15' UTILITY EASEMENT,
VOL. 98220, PG. 83,
M.R.D.C.T.

15' UTILITY EASEMENT
VOL. 388-192, PG. 43,
D.R.D.C.T.

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